



**ECONOMIC DEVELOPMENT,  
NEIGHBORHOODS, AND STRATEGIC  
PLANNING DEPARTMENT**

**M E M O R A N D U M**

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DATE: January 9, 2008

TO: Ray Giometti, Planning Commission Chair  
Members of the Planning Commission

FROM: Angie Mathias, Assistant Planner

SUBJECT: **Docket- 06-31 Outdoor Storage in IL Zone**

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**ISSUES:** Is the intent of the Industrial Light (IL) zoning designation to have outdoor storage as an allowed use?

**RECOMMENDATION:** Implement a revised standard that allows outdoor storage for existing businesses, but not as a new use.

**BACKGROUND:** Currently, the purpose statement for the IL zone in Title IV specifies that outdoor storage is not an allowed use in the zone. The purpose statement reads in part: *"Uses allowed in this zone are generally contained within buildings. Material and/or equipment used in production are not stored outside"*. However, within the zoning use tables (4-2-060 and 4-2-070) outdoor storage is a permitted use with footnote 57, which reads, *"Only allowed in the Employment Area Valley (EAV) land use designation, unless the use is accessory in which case it is allowed outside the EAV"*. The IL zone is a zone that occurs within the EAV and in this instance it appears that these two sections of the code are in conflict. Outdoor storage is defined as *"A use engaged in outdoor storage, wholesale, sales, rental, and distribution of products, supplies, and equipment. This definition excludes hazardous material storage, warehousing and distribution, and vehicle storage."*

**Comprehensive Plan Policies**

The Comprehensive Plan does not have policies regarding the IL designation, however it does have policies regarding the EAV that are helpful in guiding this recommendation. The stated *"purpose of the Employment Area Valley designation is to allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail service and office activities."* Uses like retail and office generally do not have outdoor storage as a component of their use. If the purpose of the EAV is to successfully transition to these types of uses, the continued allowance of outdoor storage is counterproductive to an image of an office/retail area. Further, Policy LU-447 states,

in part, “developments should be encouraged to achieve greater efficiency in site utilization”. Businesses with significant outdoor storage are not highly efficient in the utilization of their site. Comprehensive Plan policies also make it clear that the intention for the EAV is that the area develops with land uses that visually identify it as a location of office/retail uses.

It is recommended that outdoor storage be allowed, but limited to existing uses so that the frequency of outdoor storage is not increased. The rationale for this recommendation comes from the Comprehensive Plan policies and the purpose statement for the IL zone. The Comprehensive Plan purpose statement for the EAV makes it understood that the valley is an area in transition. However, Objective LU-CCC and Policy LU-455 make it clear that the City seeks quality development complete with streetscapes with visually pleasing features such as street trees and landscaping. “Ensure quality development in Employment Area Valley” (Objective LU-CCC). “Street trees and landscaping should be required for new development within the Valley to provide an attractive streetscape in areas subjected to a transition of land uses (refer to the community design element)” (Policy LU-455). The storage of material and/or equipment does not lend to quality development with a visually appealing streetscape.

#### Definition of Outdoor Storage

The existing definition of outdoor storage is confusing. In an effort to ensure that the definition of outdoor storage is clear and understood, staff recommends that the definition be revised to read: “The outdoor placement or leaving of goods for future use, preservation, or disposal; and associated with land uses such as: the sales, rental, distribution, or wholesale sales of products, supplies, and/or equipment. This definition excludes hazardous material storage, warehousing and distribution, vehicle storage, and outdoor retail sales.”

**COMPREHENSIVE PLAN COMPLIANCE:** The recommendation to allow those with existing outdoor storage to continue such uses, but not allowing new outdoor storage uses to occur recognizes the transitional nature of the IL zone in the EAV while not making the existing uses non-conforming and it complies with the Comprehensive Plan purpose statement for the EAV. “The purpose of the Employment Area Valley designation is to allow the gradual transition of the Valley from traditional industrial and warehousing uses to more intensive retail service and office activities. The intent is to allow these new activities without making industrial uses non-conforming and without restricting the ability of existing businesses to expand” (EAV Purpose Statement).

**CONCLUSION:** It is recommended that a second outdoor storage category in the zoning use table which makes a distinction between “outdoor storage, existing” and “outdoor storage, new” be implemented. The “outdoor storage, new” category would not be allowed in the IL zone, but would be in all the zones that currently allow outdoor storage (IM, IH, and CA). Also, it is recommended that the outdoor storage definition be amended as indicated previously.